

ORDINANCE NO. 041104-Z-9

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT R.M. 620 NORTH AT WILSON PARKE AVENUE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-04-0141, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Grandview Hills Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 5, Page 35, Plat Records of Travis County, Texas, (the "Property")

locally known as property located at R.M. 620 North at Wilson Parke Avenue, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

Automotive rentals
Automotive sales
Convalescent services
Exterminating services
Day care services (limited)
Guidance services
Residential treatment

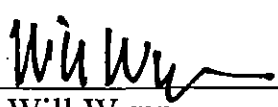
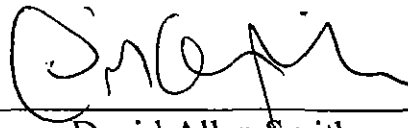
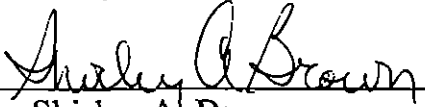
Automotive repair services
Commercial off-street parking
Counseling services
Drop-off recycling collection facility
Funeral services
Outdoor entertainment

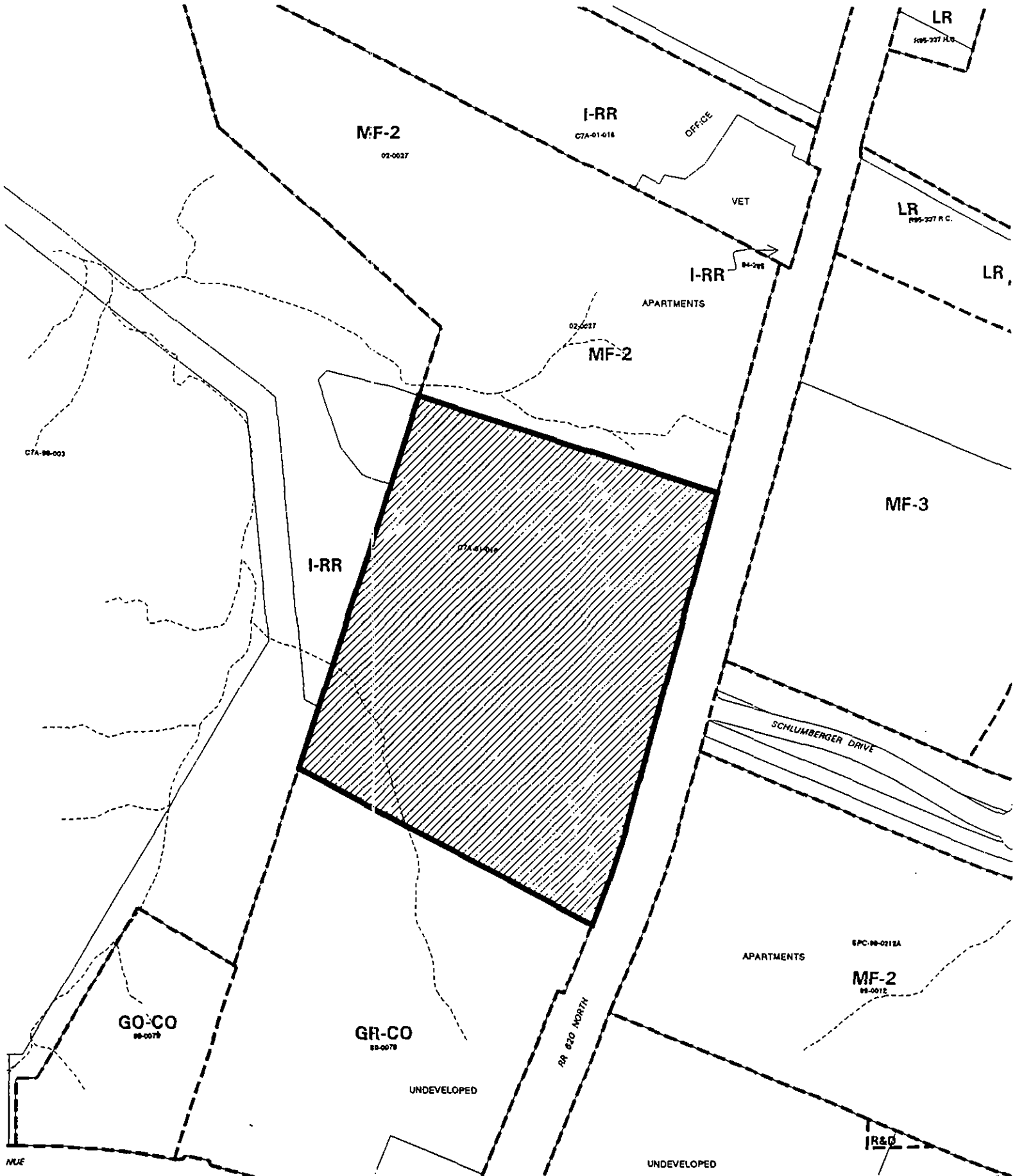
2. A single occupant of a general retail (limited) use or a general retail (general) use may not occupy more than 100,000 square feet of floor area.





Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on November 15, 2004.

PASSED AND APPROVED

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	§	
<u>November 4</u> , 2004	§	<u></u>
		Will Wynn
		Mayor
APPROVED: <u></u>	ATTEST:	<u></u>
David Allan Smith		Shirley A. Brown
City Attorney		City Clerk



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT A	CITY GRID REFERENCE NUMBER D35
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: G. RHOADES			
CASE #: C14-04-0141 ADDRESS: N FM 620 RD @ WILSON PARKE AVE SUBJECT AREA (acres): 32.717			DATE: 04-09 INTLS: SM	